



**18 Smithy Mews, Blackpool**

Blackpool

Offers Over **£110,000**



# 18 Smithy Mews

## Blackpool

Nestled in a cul-de-sac location, this charming 3-bedroom end-terrace property offers a perfect blend of comfort and convenience. The ground floor boasts a welcoming lounge and a kitchen/dining room, boasting an integrated oven and hob, ideal for hosting gatherings or relaxing evenings in. Upstairs, you will find three well-proportioned bedrooms, with convenient built-in wardrobes/cupboards to Bedroom 1, and a convenient shower room. Embrace the ease of access to Blackpool Town Centre just a short stroll away, providing a range of amenities at your doorstep. This property has seen thoughtful updates, with the boiler replaced in 2018 and uPVC windows updated in 2009, ensuring modern comfort and energy efficiency. Additionally, cavity wall insulation was installed in 2004, enhancing the property's sustainability.

Outside, the property offers a tranquil retreat in the form of a low-maintenance, enclosed garden to the rear, complete with side gate access for added convenience. Residents and guests can also benefit from ample parking availability.

Council Tax band: B

Tenure: Leasehold

- End-Terrace House Positioned In Cul-de-Sac Location
- Lounge, Kitchen/Dining Room
- 3 Bedrooms, Shower Room
- Parking Availability For Residents And Guests
- Within Walking Distance To Blackpool Town Centre
- Boiler Replaced 2018, Serviced Annually
- uPVC Windows Replaced 2009
- Cavity Wall Insulation Installed 2004







#### **Porch**

3' 0" x 3' 11" (0.91m x 1.19m)

#### **Lounge**

14' 8" x 14' 4" (4.47m x 4.37m)

#### **Dining Room**

9' 11" x 8' 3" (3.03m x 2.51m)

#### **Kitchen**

9' 11" x 6' 0" (3.03m x 1.83m)

#### **Landing**

9' 3" x 6' 4" (2.83m x 1.92m)

#### **Bedroom 1**

9' 3" x 12' 5" (2.83m x 3.79m)

#### **Bedroom 2**

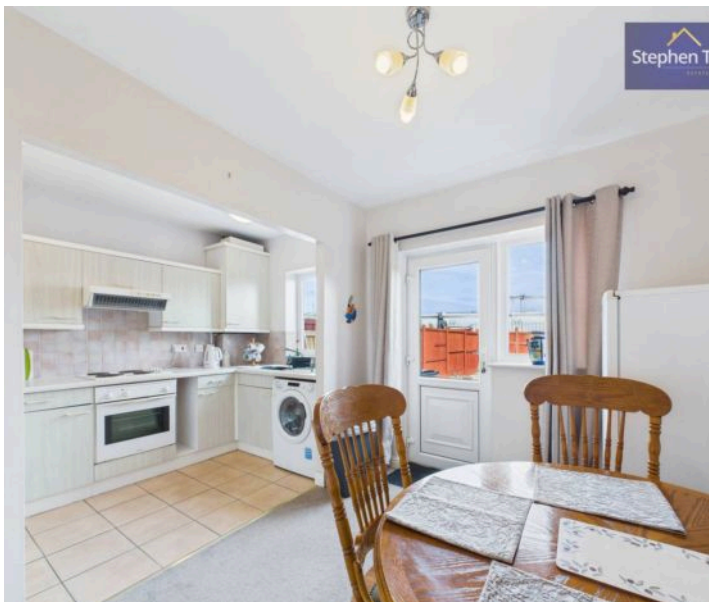
9' 4" x 7' 4" (2.85m x 2.23m)

#### **Bedroom 3**

5' 10" x 6' 9" (1.78m x 2.07m)

#### **Bathroom**

5' 9" x 7' 9" (1.76m x 2.36m)











#### **FRONT GARDEN**

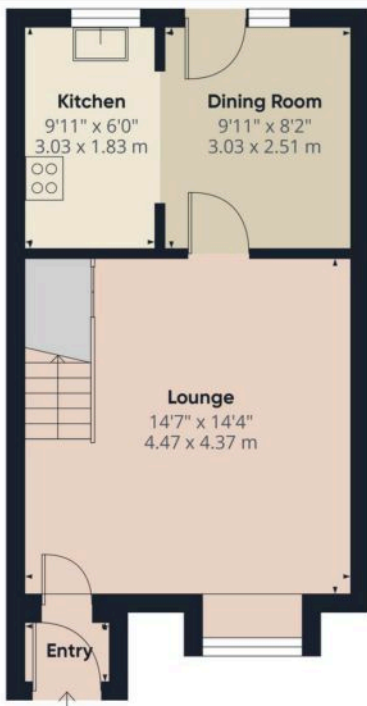
#### **REAR GARDEN**

Low maintenance, enclosed garden to the rear with side gate access.

#### **ALLOCATED PARKING**

1 Parking Space





Floor 1



Approximate total area<sup>(1)</sup>  
378 ft<sup>2</sup>  
35.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFLY 360



Floor 2



Approximate total area<sup>(1)</sup>  
312 ft<sup>2</sup>  
29 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFLY 360





## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road – FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

